

## 1. Purpose

The purpose of this solicitation is to establish a full service contract to provide all necessary labor, transportation, material and equipment to furnish a comprehensive program of, inspections, testing, preventive maintenance, emergency repair, routine repair, and water treatment services for air conditioning chiller and related HVAC equipment.

**Please see attachment labeled FB00074- Sites and Prices**

## 2. Initial Inspection (Section 3.2.A)

The successful bidder(s) within the first sixty (60) days of the contract shall report back to the department all deficiencies found after the initial inspection. If the successful bidder is also the previous bidder servicing the equipment on the previous contract, all deficiencies shall be repaired at the successful bidder's expense. If the successful bidder is not the previous bidder servicing the equipment on the previous contract, the County will contact the previous bidder to bring the equipment to OEM standards. If the facility and/or equipment were not included in the previous contract, the County shall pay the successful bidder the hourly rate(s) provided in Section 4, the hourly rate(s) quoted shall be deemed to provide full compensation to the bidder for labor, equipment use, and travel time. The cost of parts and materials shall be paid on a cost "pass-thru" basis. The successful bidder shall charge the County the same invoice prices he or she is charged by his or her supplier. A copy of the successful bidder's invoice from the supplier for parts shall be submitted with the successful bidder's invoice for payment. In cases where the successful bidder manufactures its own parts, the bidder will charge the County a price no higher than he or she charges his or her most favored customer. The County reserves the right to request verification.

## 3. Auxiliary Equipment (Section 2.21 of the contract)

Bidder(s) shall provide twenty-four (24) hours, 7 days a week services to the auxiliary equipment located at each awarded facility. Auxiliary equipment under this contract is considered to be any equipment not listed in Section 4 of this bid, but that is part of all of the air-conditioning and water treatment equipment including but not limited to the cooling tower HVAC, structural components, chilled water pumps and associated piping located at the awarded facility. **Services to auxiliary equipment shall be obtained from the bidder servicing that facility, and will be paid at the hourly rate(s) provided in Section 4 when performed Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m., including County observed holidays; and at time and a half (1- ½) when performed at any other time, including County observed holidays.** The hourly rate(s) shall be deemed to provide full compensation to the bidder for labor, equipment use, and travel time. **The cost of parts and materials shall not exceed a 10% mark-up from the bidder's actual cost. If requested, damaged or worn parts shall be submitted for inspection to the County.**

If an excess is reported in a bidder's estimate, the bidder may be ineligible for award of that specific order. The bidder shall supply proof of purchase invoice copy for all purchased parts and materials. The actual charge to the County from a successful bidder(s) for a specific project shall not exceed ten percent (10%) of the bidder's initial estimate without the expressed prior approval from the County. If the County determines that the price submitted by the bidder is not competitive, the County reserves the right of acquiring the services through a separate solicitation.

Emergency service response time shall be within two (2) hours after notification by the County.



## ROAD MAP

Contract No.: **FB-00074**

Contract Title: **Chillers and Water Treatment Service Contract**

LABOR RATE(S)		
Vendor	Position(s)	Rate(s)
Johnson Controls, Inc.	Journeyman	\$ 108
	Apprentice	\$ 75
Trane U.S. Inc.	Technician	\$ 125
Pilar Services, Inc.	Supervisor	\$ 95
	Skill Labor	\$ 85
	Semi-skill labor	\$ 75
Weathertrol Maintenance Corp	Supervisor (Engineer)	\$ 170
	Supervisor (Field)	\$ 140
	Journeyman	\$ 105
	Helper	\$ 90
Clark Contracting Solutions, LLC dba Forair	Journeymen	\$ 108
	Helper	\$ 50
	Consulting	\$ 175
Premier Airconditioning & Refrigeration, Inc.	Supervisor	\$ 95
	Lead Technician	\$ 85
	Helper	\$ 45

#### 4. Awarded Bidders and respective subcontractor

BUSINESS NAME	WATER TREATMENT SUB	CONTACT	PHONE	E-MAIL
<b>Johnson Controls, Inc</b>	<i>Chem Aqua</i>	Dave Powell Robert Ramos	866-825-8860	dave.powell@jci.com Robert.G.Ramos@jci.com
<b>Trane U.S. Inc.</b>	<i>Nalco</i>	Fernando Lagomasino	954-499-6900	fdlagoma@trane.com
<b>Pilar Services, Inc.</b>	<i>Nalco</i>	Walter Ormazabal	305-888-2421	walter@pilarservices.com
<b>Weathertrol Maintenance Corp</b>	<i>Garratt – Callahan</i>	Antonio Perez	305-908-1000	tperez@wtrol.com
<b>Clark Contracting Solutions, LLC dba Forair</b>	<i>South Florida Water Consultants, LLC</i>	Hector Santini	305-252-3186	hector@forair.us
<b>Premier Airconditioning &amp; Refrigeration, Inc.</b>	<i>Chem Aqua</i>	Jose Hernandez	305-888-3826	jhernandez@trustpremierac.com

#### 5. Award History / Addendums to the Award Sheet

Add no.	Date issued	Event	Agent
6	9/16/15	Site 13 from group 38 (North East Library) has been removed from this contract.	Yuly Chaux-Ramirez



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Add no.	Date issued	Event		Agent
5	9/4/15	1-Contact information for Pilar Services Inc has been updated. 2- The Children's Court House and the West Lot Garage have been added to group 38 for Water treatment Services.		Yuly Chaux-Ramirez
4	7/15/15	In accordance with section 2.17.C (Addition/ Deletion Of Equipment, Facilities And Services) of contract FB-00074, group 9 (Deering Estates) is being removed from this contract effective immediately.		Yuly Chaux-Ramirez
3	4/24/15	Group 39 (Seaport Department-1007 Bldg.) – has been added. Please see the updated document for Sites and Prices.		Yuly Chaux-Ramirez
2	4/10/15	Group 37 – Chillers located at the Data Center require monthly maintenance instead of quarterly. The table of groups and prices has been revised to show the new frequency of services and revised pricing.		Yuly Chaux-Ramirez
1	4/2/15	The following site from group 38 has been deleted.		Yuly Chaux-Ramirez
		DC Jail - 1350 NW 7th St	1 Cooling Towers <100 Tons	